



THE
A-TEAM

**RE/MAX
FIRST**

1407 BAYVIEW Crescent, Airdrie T4B 3N6

MLS® #: **A2188050** Area: **Bayview** Listing Date: **01/16/25** List Price: **\$699,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2025** Abv Sqft: **2,085**
Lot Information Low Sqft:
 Lot Sz Ar: **3,476 sqft** Ttl Sqft: **2,085**
 Lot Shape:

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Front Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Stone Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		5pc Ensuite bath	Main	
4pc Bathroom	Second		Dining Room	Main	9`8" x 12`2"
Office	Main	8`7" x 9`7"	Living Room	Main	13`0" x 14`0"
Bedroom	Second	10`0" x 11`0"	Bedroom	Second	10`0" x 11`0"
Bonus Room	Second	12`8" x 11`0"	Bedroom - Primary	Second	12`8" x 13`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311886

Zoning:
R1-U

Remarks

Pub Rmks: **This stunning brand-new home by Genesis Builders Group boasts over 2000 square feet of functional living space. As you step inside, you'll be greeted by an inviting, spacious foyer. The main floor layout seamlessly blends the kitchen, dining room, and living room, creating the perfect space for entertaining family and friends. A flex room on the main floor offers a practical space for work or play. Prepare to be wowed by the upgraded chef's kitchen, complete with 42" cabinetry, stone countertops, a central island, and a sleek SS appliance package. The main level also features a convenient mudroom just off the 20' x 22' garage, complete with an 8' garage door, making it easy to park a truck and have room for all your storage odds and ends. A 2-piece bath adds to the convenience of this level, while a walkthrough pantry provides ample storage for all your culinary needs. Upstairs, indulge in the extensive primary suite, featuring a walk-in closet and a SPA-LIKE bathroom boasting double sinks, a soaker tub, and a standalone shower. This level also hosts two additional bedrooms, and a conveniently located laundry room ensures that chores are a breeze, while a bonus room offers additional flexible living space for your family. Completing the upper level is a well-appointed 4-piece bath. The basement offers 9' ceilings and awaits your personal touch. With a SIDE ENTRANCE, the possibilities for customization and expansion are endless. Take advantage of the opportunity to call this exquisite Genesis Builders home your own. Bayview is a beautiful community with parks, benches and pathways that meander throughout the community and along the canals. Kids and adults alike will enjoy the outdoor basketball nets, gym, amphitheatre and tennis courts that will convert into a skating rink in the winter. Come and see all the amenities the community offers for yourself! *Photos are of a previously sold model and are representative. Area size was calculated by applying the RMS to the blueprints provided by the builder*. Build completion time is April/May 2025.**

Inclusions: **Refrigerator, stove, dishwasher, hood fan, built in microwave**
Property Listed By: **LPT Realty ULC**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









